

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/17 Solander Street Dromana VIC 3936

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$610,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

Dromana

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/1 Ligar Street Dromana VIC 3936	\$680,000	19-Oct-19
33A Corey Avenue Dromana VIC 3936	\$510,000	03-Oct-19
19/102B Country Club Drive Safety Beach VIC 3936	\$565,000	08-Jul-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 December 2019



3/1 Ligar Street Dromana VIC 3936 Sold Price **\$680,000** Sold Date **19-Oct-19**

3 2 1

Distance **1.22km**



33A Corey Avenue Dromana VIC 3936 Sold Price **\$510,000** Sold Date **03-Oct-19**

3 2 1

Distance **1.03km**



19/102B Country Club Drive Safety Beach VIC 3936 Sold Price **\$565,000** Sold Date **08-Jul-19**

3 2 2

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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